149.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	775,200 /	775,200
USE VALUE:	775,200 /	775,200
ASSESSED:	775,200 /	775,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BENJAMIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AHEARN MICHAEL J & JOY P
Owner 2:	
Owner 3:	
Street 1:	37 BENJAMIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,606 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 2120 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5606.000	363,500		411,700	775,200
Total Card	0.129	363,500		411,700	775,200
Total Parcel	0.129	363,500		411,700	775,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.63 | /Parcel: 365.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97825
GIS Ref	
GIS Ref	
Insp Date	10/31/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0001-0006.0

!11616!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,800	0	5,606.	411,700	782,500	782,500	Year End Roll	12/18/2019
2019	101	FV	275,100	0	5,606.	411,700	686,800	686,800	Year End Roll	1/3/2019
2018	101	FV	275,100	0	5,606.	364,700	639,800	639,800	Year End Roll	12/20/2017
2017	101	FV	275,100	0	5,606.	305,900	581,000	581,000	Year End Roll	1/3/2017
2016	101	FV	275,100	0	5,606.	305,900	581,000	581,000	Year End	1/4/2016
2015	101	FV	259,900	0	5,606.	264,700	524,600	524,600	Year End Roll	12/11/2014
2014	101	FV	259,900	0	5,606.	255,900	515,800	515,800	Year End Roll	12/16/2013
2013	101	FV	259,900	0	5,606.	243,500	503,400	503,400		12/13/2012

PRINT

Date	Time
12/11/20	01:45:41

LAST REV

Date	Time
07/11/19	10:41:16
danam	

USER DEFINED

Prior Id # 1:	97825
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11616

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LABRIOLA MICHAE	22549-533		10/28/1992		233,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2018	250	Add Bath	152,664					
7/15/2002	579	Wood Dec	21,323	C		G4	GR FY04	BUILD DECK AND CAR
8/28/2001	590	Re-Roof	4,000	C				
9/10/1992	426	Wood-Sto	150					W/B STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2019	Left Notice	DGM	D Mann
7/11/2019	Permit Visit	DGM	D Mann
10/31/2008	Meas/Inspect	163	PATRIOT
11/17/1999	Meas/Inspect	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5606		Sq. Ft.	Site		0	70.	1.05	8									411,727						411,700	

Total AC/HA:	0.12870	Total SF/SM:	5606	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	411,727	Spl Credit		Total:	411,700

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	6 - Ceramic Tile
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27537227
Const Adj.:	1.00969911
Adj $ / SQ:	167.406
Other Features:	106500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493919
Depreciation:	130395
Depreciated Total:	363524

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

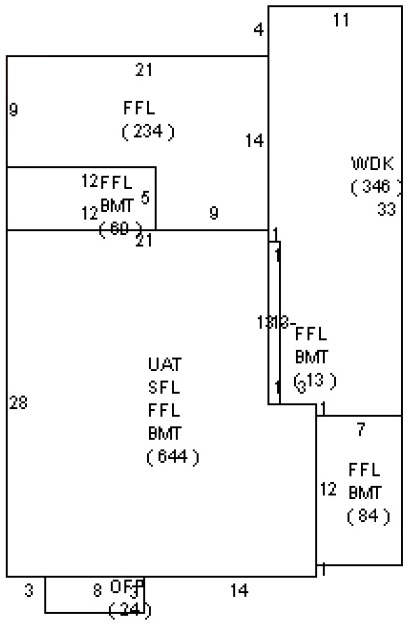
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.15
Special Features:	0	Val/Su Net:	120.72
Final Total:	363500	Val/Su SzAd	216.50

SKETCH



Sum Area By Label :
UAT = 644
SFL = 644
FFL = 1035
BMT = 801
OFP = 24
WDK = 346

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,035	167.410	173,266
BMT	Basement	801	56.650	45,377
SFL	Second Floor	644	167.410	107,810
WDK	Deck	346	8.980	3,106
UAT	Upper Attic	161	73.870	11,893
OFP	Open Porch	24	44.430	1,066

Net Sketched Area:	3,011			Total:	342,518
Size Ad	1679	Gross Are	3494	FinArea	2120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
UAT	100	FLA	75	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1995	0.00	T	19.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: